

****Due to the current COVID-19 Global Pandemic and the subsequent Federal, State and Local Public Health Orders, for the protection of the public and in keeping with CDC guidelines, this meeting will be held by videoconference.****

The Board of Adjustment meeting will be accessible for online viewing at:
<https://zoom.us/j/85708489308>

Or via phone at: [253-215-8782](tel:253-215-8782) with the following Meeting ID: [857 0848 9308](https://zoom.us/j/85708489308)

We ask that you please call or join via Zoom (for video), into the meeting at 1:15 p.m., to allow time to troubleshoot any connection issues.

GUIDANCE FOR THE PUBLIC OBSERVING MEETING:

- In order to ensure all participants can hear the audio in the meeting, it is essential that your phone or microphone be muted when you are not speaking.
- Please follow any guidelines or rules established by the Board of Adjustment Chairperson during the meeting.
- **If you wish to speak for the public hearing, and you are on your computer**, please list your name, and the topic you wish to address sent to everyone in the chat section of this virtual meeting. The Chairman will address you individually, at which time we ask that you un-mute yourself to speak. Once you are done, please state that you are finished and resume the mute functionality.
- **If you wish to speak for the public hearing and you are on a phone, and not at a computer or online personal device with a screen**, once all physical or virtual comment cards submitters have had their time to speak, the Chairman will ask if anyone on the phone has additional comments. At that time, please un-mute by pressing *6 and state your first name. If more than one individual has identified himself or herself, the Chairman will ask one person to speak at a time. Each person must state very clearly, their name, affiliation (if any), and address and proceed to comment. Once you are done, please state that you are finished and resume the mute functionality by pressing *6.

Agenda
BOARD OF ADJUSTMENT OF THE CITY OF ST. LOUIS
Regular Meeting
August 12, 2020
1:30 p.m.

1. **Call to order.**

2. **A public hearing to consider each of the following;**

APPEAL #20307 – Appeal filed by Cardinal Imports, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to have outside storage of autos for her auto business, no auto sales, no auto repair, at 8525 Halls Ferry Rd. *(cont'd from 7/8/20)*

WARD 2 #AOP-5051-20 ZONE: "F" – Neighborhood Commercial District

APPEAL #20313 – Appeal filed by Real Motor Co., LLC, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an auto repair consulting business out of his home, at 5228 Alabama Ave.

WARD 25 #AHO-5038-20 ZONE: "A" – Single-Family Dwelling District

APPEAL #20316 – Appeal filed by Auto Control Towing, LLC, from the determination of the Building Commissioner in the denial of an occupancy permit authorizing the Appellant to operate an internet used auto sales business office, with two (2) spaces for car display at this site, with outside storage, at 4361 Dr. Martin Luther King Dr.

WARD 4 #AOP-5158-20 ZONE: "G" – Local Commercial an Office District

APPEAL #11394 – Appeal filed by Latonya Lewis, from the determination of the Building Commissioner in the denial of a building permit authorizing the Appellant to construct a detached garage, per plans, at 1438-42 Burd Ave.

WARD 22 #AB-556403-20 ZONE: "C" – Multiple-Family Dwelling District

APPEAL #11391 – Appeal filed by William F. Massmann, Jr., from the determination of the from the Board of Public Service in the denial of a subdivision of land at 4170, 4172, and 4178 Folsaom Ave.

WARD 17 #BPS-128358 ZONE: "D" – Two-Family Dwelling District and

3. **Deliberations on the above hearings**

4. **Approval of Written decisions, Findings of Fact and Conclusions of Law from hearings and deliberations held on August 5, 2020.**

In accordance with the provisions of Ordinance 59981, effective July 31, 1986.

By authority of the Board of Adjustment,

J. Klitzing, Chairman

cc: Via Email:

Zoning Staff
Mary Hart Burton, Zoning Administrator
Randall Mourning, Building Commissioner's Office
Ed Ware, Building Inspection Section
Steve Conway, Mayor's Office
Leonard Johnson, Neighborhood Business Development Director
City Counselor
Jimmie M. Edwards, Director of Public Safety
Otis Williams, SLDC
Dotti Pennington, NSO
Dale Ruthsatz, SLDC
Margaret Johnson, Multigraph
Cecilia Dvorak, PDA
Sherran White, Building Inspection Section
Brian Alcaraz, Building Inspection Section
Chris Schlumm, Building Inspection Section
Rob Orr, SLDC
Jay Watson
Russell Halliday
Project Connect

Via Hard Copy only:

Court Reporter
Fire Marshall, 1421 N. Jefferson

Via Hard Copy with Attachments:

Alderman, Room 230
Mary Hart Burton, Zoning Administrator
City Counselor
Board Members
Business Assistance Center, Room 421

Via Hand Delivery:

Register, Room 234
Post